

PLANNING COMMISSION  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_, 2005:

---

Present

Vote

Andrew A. Simasek, Chair  
Alfred E. Ptasznik, Jr., Vice Chair  
Alexander T. Hamilton  
John W. Staton  
Nicholas F. Barba  
Anne C. H. Conner  
John R. Davis

---

On motion of \_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN  
AMENDMENT TO SPECIAL USE PERMIT UP-417-91 TO  
AUTHORIZE THE ADDITION OF STADIUM-TYPE LIGHTING  
FIXTURES AND USE OF EXISTING BASEBALL FACILITIES  
AFTER DUSK LOCATED AT 110 COOK ROAD

WHEREAS, the York County Little League has submitted Application No. UP-656-05, which requests to amend the conditions of Special Use Permit UP-417-91, pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, granted for installation of a second baseball field at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D, by permitting the installation of stadium-type lighting facilities and use of the existing baseball facility after dusk; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the \_\_\_\_ day of \_\_\_\_\_, 2005 the Application No. UP-656-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize amendment of Special Use Permit UP-417-91 to permit installation of stadium-type lighting and use of the existing baseball facility after dusk located at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D; subject to the following conditions:

1. This approval shall authorize amendment of Special Use Permit UP-417-91 to permit installation of stadium-type lighting and use of the existing baseball facility after dusk located at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, except as modified herein or as may be necessary to comply with site plan review requirements, shall be submitted to and approved by the County prior to the installation of any lighting facilities or site disturbance.
3. No facilities installed subsequent to the date of this resolution, with the exception of light posts, shall be located within twenty (20) feet to any side property line nor within twenty-five (25) feet to the rear property line. Parking facilities, including access aisles, shall not be located within 25 feet of any property line.
4. To afford screening for abutting residential uses, eight-foot high opaque fencing of a type and materials meeting the approval of the Zoning Administrator shall be installed bordering the entire southwest property line exclusive of the access drive area. Fencing shall be supplemented, in areas unencumbered by existing structures, with a row of evergreen trees having a planting size no less than 6 feet in height and spaced no less than 20 feet on center. Evergreen shrubs having a mature height of no less than four feet and spaced no less than 15 feet on center shall be installed parallel to each side of the existing main driveway leading to the ball fields. Side yards shall meet landscape requirements set forth in Section 24.1-242(h) of the Zoning Ordinance, except that all shrub credit requirements shall be met with evergreen plantings.
5. Use of the facility (including lighting) shall be limited to the hours between 8:00 A.M. and 10:00 P.M.
6. Minimum parking requirements shall be 60 spaces per ball field.
7. Portable rest room facilities shall be provided in accordance with County Health Department regulations.

8. Stadium-type lighting shall be MUSCO Light Structure Green hooded fixtures or their equivalent. Stadium-type lighting shall be installed in accordance with illumination summaries prepared by Musco Lighting, dated April 4, 2005, and received by the Planning Division on April 5, 2005, and which is made a part of this Resolution by reference. All other lighting fixtures shall use full cut-off luminaires installed at 90 degrees to ground level to prevent off-site glare.
9. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.